

007.A

0005

0081.1

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

413,100 / 413,100

413,100 / 413,100

413,100 / 413,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		LAKE ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: SINGH ARVIND & SMELKOVA ANNA		
Owner 2:		
Owner 3:		
Street 1: 99 GEORGE STREET		
Street 2:		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474	Type:	

PREVIOUS OWNER

Owner 1: FERRAGUTO PHILIP J -	
Owner 2: -	
Street 1: 79-81 LAKE STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 710 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7713			Med. Tr	-10						G7	1.					

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	413,100			413,100		271170
							GIS Ref
							GIS Ref
							Insp Date
							06/07/18

PREVIOUS ASSESSMENT

Parcel ID								
007.A-0005-0081.1								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	102	FV	407,400	0	.	.	407,400	407,400
2019	102	FV	413,300	0	.	.	413,300	413,300
2018	102	FV	367,800	0	.	.	367,800	367,800
2017	102	FV	337,100	0	.	.	337,100	337,100
2016	102	FV	337,100	0	.	.	337,100	337,100
2015	102	FV	307,900	0	.	.	307,900	307,900
2014	102	FV	294,700	0	.	.	294,700	294,700
2013	102	FV	294,700	0	.	.	294,700	294,700

SALES INFORMATION

TAX DISTRICT						PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes					
FERRAGUTO PHILI	44890-64		3/29/2005		314,000	No	No							

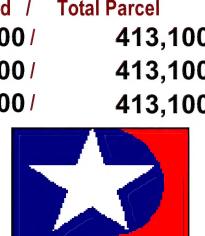
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	Measured	DGM	D Mann
3/2/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good																
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 2 - Conc. Block				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 2 - Hip				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																
Color: GREY				A Kits:	Rating:																
View / Desir:				Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:																
Grade: C - Average				CONDOS INFORMATION																	
Year Blt: 1925	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdct: G7		Fact:	.	Floor: 1 - 1st Floor																	
Const Mod:				% Own: 50.000000000																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD				Phys Cond: VG - Very Good	4.6 %			Exterior:		No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				Interior:		1	4	2	1								
Sec Int Wall:		%		Economic:				Additions:													
Partition: T - Typical				Special:				Kitchen: 2000													
Prim Floors: 3 - Hardwood				Override:				Baths:													
Sec Floors:		%		Total:	4.6 %			Plumbing:													
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ: 295.00				Heating:													
Bsmnt Gar:				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 0.98980200																	
Insulation: 2 - Typical				Adj \$ / SQ: 394.189																	
Int vs Ext: S				Other Features: 66000																	
Heat Fuel: 1 - Oil				Grade Factor: 1.00																	
Heat Type: 5 - Steam				NBHD Inf: 1.25199997																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO	Central Vac:	NO		Adj Total: 433034																	
% Com Wall:	% Sprinkled:			Depreciation: 19920																	
				Deprecated Total: 413115																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 007.A-0005-0081.1												IMAGE					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:							